



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207179

Applicant Name: Michael Snodgrass for Assumption Catholic Church

Address of Proposal: 6201 33rd Avenue NE

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of 2-story 10,899 sq. ft. addition including 5,387 sq. ft. first floor offices, classrooms and conference room and second story 5,512 sq. ft. Parish Center accessory to an existing religious facility (Assumption Catholic Church). Project includes the removal of the existing rectory, offices and existing detached garage.

The following approvals are required:

Administrative Conditional Use – to allow expansion of private school in a Multi-Family/Residential zone. Chapter 23.45.022, Seattle Municipal Code.

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The site and associated buildings are located at 6201 33rd Avenue NE, a rectangular-shaped through lot. The site abuts four right-of-ways and has approximately 600 feet of frontage along both 32nd Avenue NE and 33rd Avenue NE and approximately 200 feet of frontage along N.E. 62nd and N.E. 65th streets. The site is 120,070 square feet in size and is zoned Single Family 5000 (SF5000). Currently the site is developed with the church, a private school and accessory gymnasium. The current two-story Rectory and office structure is located next to the church on the south portion of the site. An existing convent associated with the church is located on a separate site across 33rd Avenue N.E. Surface parking for 111* vehicles and garage parking for two vehicles currently exist on the site. Adjacent properties to the west, east, and south of the site are predominantly single family residential uses.

The current Rectory and office structure are contained in a two-story masonry building. According to information submitted by the applicant, the school enrolls approximately 542 students, 46 school staff for Assumption/St. Bridget School and six Parish office staff (three part time and three full time staff). There is no anticipated increase in school enrollment, school staffing or church staffing as a result of the proposed construction.

A Master Use Permit decision under project number 9403138 and affirmed by the Hearing Examiners Decision MUP-05-33(CU) allowed for the side yards to be located along 32nd and 33rd Avenues N.E. and with that determination allowed for an increase in lot coverage based on section 23.44.010D1a. If this determination of yards were not continued in this decision, the existing structures on the site would become nonconforming to lot coverage. The development prior to and after the proposal meet the required development standards with 32nd and 33rd Avenues N.E. as the side yards and N.E. 62nd and N.E. 65th Streets as the front yards.

*Hearing Examiner decision in 1995 MUP 95-033 (CU) discussed a modification from 117 spaces to 115 parking spaces. The applicant has proposed to replace two spaces and add two parking stalls in order to provide 115 spaces.

Proposal Description

According to the plans submitted to DCLU, the applicant proposes to demolish the existing Rectory and offices located on the southern portion of the site. The proposal includes the construction of a new two-story Parish Center, office and classroom addition that would be attached to the existing church building. The 5,512 sq. ft. Parish Center will be located on the second level of the structure with the two classrooms and 5,387sq.ft.of offices and small conference room being located on the ground floor.

Activities proposed to be provided in the new Parish Center include wedding receptions, funeral receptions, and social gatherings on Sundays after church services. The applicant states that currently seven to eight weddings take place at the church per year. The receptions are generally held at another location as the layout of the existing basement of St. Benedict Hall (the Sanctuary Basement) is not a functional space for this type of activity. Funerals currently

average approximately 25 to 30 per year. Other existing activities include twice weekly adult religious programs for approximately 25 to 30 people that are currently held in the basement of St. Benedict Hall. The existing gymnasium is used only for school related activities (with the exception of a once a year Fish Fry and twice yearly Family Movie Nights). The church and school do not plan to hold large events at the same time.

Public Comments

Several public comment letters were received during the comment period which ended April 3, 2003. The issues raised in the comment letters were traffic, parking and circulation, bulk and siting, odor and trash, landscaping, yard determinations, lot coverage, dispersion, noise, information contained on the plans and in the application materials, potential for additional students and staff and that the church's lack of interest in the concerns of the commentors.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

General provisions for institutions in single family zones provide that institutions shall meet all the development standards of the residential single family sections 23.44.008 through 23.44.016 of the Seattle Municipal Code. Institutions that meet the development standards of the sections above may be permitted as administrative conditional uses subject to the requirements of Section 23.44.022.

Those portions of the Section with relevance to the proposal will be discussed below.

General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The Assumption Catholic Church is not new nor is it expanding its boundaries, therefore the dispersion criterion is not applicable.

Demolition of Residential Structures

No residential structure shall be demolished nor shall its use be changed to provide for parking.

No demolition of residential structures is proposed; therefore, this criterion is not applicable.

Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

This criterion does not apply to this proposal.

Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

Two additional parking spaces are proposed within the existing parking areas. The parking will be added to replace the two spaces that will be removed with the demolition of the two car garage.* A new trash receptacle will be located on the west side of the building and will be emptied weekly. There is a potential of noise from the wedding receptions which could include amplified music, the loading and unloading of equipment associated with musicians, caterers and other activities associated with wedding and funeral receptions and other social gatherings. The church's rules require that activities be completed by 10:00 p.m. which would be in accordance with the Noise Ordinance requirements. Conditions will be added to the end of this document as mitigation for the potential impacts mentioned above.

*The plans filed show 111 surface parking spaces. The applicant will provide the additional parking spaces in existing parking areas to bring the total to 115 spaces.

Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

In order to reduce the bulk the applicants are providing landscaping around the perimeters of the building with the majority concentrated on the south and east portions of the new addition. The applicants will also be required to provide a street tree on the south side of the new Parish Center as a condition of approval. The size location and species will be determined by Seattle Department of Transportation and the Land Use Planner and will be required to be shown on the final approved plan.

Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

The exterior lighting for the new Parish Center, offices and classrooms will be small sconce type lighting that will not affect neighboring residences. Other lighting that exists on the site will remain unchanged.

Bulk and Siting

1. *Lot Area: If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

- a) *For lots with unusual configuration or uneven boundaries, the proposed principal structures are located so that changes in potential and existing development patterns on the block or blocks within which the institutions located are kept to a minimum.*

This lot associated with this proposal is not of an unusual configuration. The lot is rectangular in shape and the addition will be in the same general area as the existing Rectory, though it is larger, and closer to 32nd Avenue N.E., it does not impact development patterns therefore no mitigation is warranted.

- b) *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential*

The design will include a steep pitched roofs with changes in elevations, different façade treatments (siding, masonry veneer and brick veneer) and windows. Existing and proposed landscaping will also provide integration into the residential block. The existing site characteristics will be compatible with the pattern of development existing on the block and vicinity. Therefore, no mitigation is warranted.

2. *Yards: Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5 ft.) after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposed side yards are a minimum of 10' from 32nd and 33rd Avenues N.E. and the addition is proposed to be set back 20' from N.E. 62nd to meet the required front yard standard. The existing setback on the north side of the site is currently nonconforming to development standards, there will be no development or changes in this area as a part of this proposal.

3. Height limit: *A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five (25') above the height limit.*

The structure as proposed meets the height limit of the zone and no religious symbol is proposed to be constructed, therefore, this provision is not applicable.

4. Facade Scale: *If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

Although the new addition is larger than the existing Rectory, per the plans submitted the roof of the new addition will be lower than the roof of the existing church. The south side of the structure will be set back 20 feet from the south property line and a new street tree will be required along N.E. 62nd Street. Currently the existing church building is modulated along the 33rd Avenue N.E. with the closest portion being 12 feet from the property line. The new addition will incorporate some modulation with different façade treatments and steep roof pitches with changes in elevation and windows. Landscaping in the form of shrubs and trees will be planted along the perimeters of the building with the majority being along the south and east perimeters. The addition on the east will be directly across from the existing convent and is separated from neighboring properties across 33rd Avenue N.E. by a 60-foot right of way. With these design features the bulk impacts should not be significant thus no additional mitigation is warranted.

Parking and Loading Berth Requirements

1. Quantity and Location of Off Street Parking.

- a. *Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.*

The proposed Parish Center, office and classroom addition is intended to replace the existing St. Benedicts Hall and students, staff and church members are not anticipated to increase as a result of this addition. Therefore no additional impacts from traffic are anticipated.

- b. *Parking and loading shall be as required provided in section 23.54.015.*

The addition of the Parish Center is intended to replace the existing St. Benedicts Hall for large functions. Parking for the site has an existing 125 space parking deficit. Twelve additional parking spaces would be required by the Land Use Code with the new Parish Center replacing the existing St. Benedict's Hall.

- c. *The Director may modify the parking and loading requirements of section 23.54.015, Required parking, and the requirements of Section 23.44.016, Parking location and access, on a case-by-case basis using the information contained in*

the transportation plan prepared pursuant to subsection M of this section. The modification shall be based on adopted City policies and shall:

A transportation plan was not required based on information submitted by the applicant. The information provides that the addition is intended to replace an existing assembly area used for large functions that already occur at the church. The addition is not anticipated to result in perceptible parking or traffic increases as it is being provided for current activities, staff, students and parishioners. Based on this information no additional parking is required.

- i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

There are currently 111 surface parking spaces on site and two additional spaces in a detached two car garage located on the southerly portion of the site (a total of 113 spaces). Permit history indicates there were 115 spaces on site (including the two garage spaces). The applicant will be providing two additional spaces to provide the original number of 115 spaces after the garage is removed. The applicant has indicated that there are currently six Parish office staff (three full time staff including the Reverend and three part time staff who work 20 hours or less a week), 46 school staff and 542 students enrolled in Assumption St. Bridgette School. Four of the parking spaces are provided for an existing office that was established in a former residence located at 6221 32nd Avenue South. According to information submitted by the applicant, the proposed expansion is not expected to generate any additional parking demand because there will be no increase in enrollment at the school or any increase in staff or parishioners. Additional demand may be present due to the presence of caterers and musicians associated with receptions but would not be significant.

Location of existing structures would prevent providing additional parking on site. In order to provide additional parking off site the church would have to acquire property beyond the existing boundaries and possibly demolish existing residential structures. Preservation of residential structures in the area would provide a public benefit if additional parking is not required. Because the new addition is intended only for existing activities and staff, students and parishioners are not anticipated to increase as a result of the addition, no additional parking will be required.

- ii. Not cause undue traffic through residential streets nor create a serious safety hazard.*

The addition is intended to replace an existing assembly area and the amount of traffic is not anticipated to increase as a result of this addition. Therefore, the new addition should not cause any undue traffic through the neighboring residential streets nor create any safety hazards.

Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

A transportation plan is not included because the proposal will not result in perceptible parking or traffic increases. The addition is intended to replace the existing St. Benedict's Hall (for the use of the large functions), provide two additional classrooms that will replace activities now occurring in the gymnasium and creation of offices for the existing Parish staff. The following information has been provided by the applicant.

The applicant states there will be no new activities associated with the addition of the Parish Center except that wedding receptions will be more likely to occur in this new space as it is more functional than the existing St. Benedict Hall. Although receptions are more likely to be on-site as a result of this proposal, they are not anticipated to create additional traffic or parking impacts. This is because the receptions are not stand-alone events; they are the social aspect associated with the service (i.e. wedding or funeral) that is already occurring at the church. Thus guests would already be in attendance at the church and would remain at the church for the reception rather than leaving for another venue.

St Benedict Hall would continue to be used for the smaller functions in the evenings such as Boy Scouts, religious education (not associated with the school) and Catholic Youth Organization. Approximately 20 people meet for Catholic Youth Organization on Sunday evenings from 6:30 to 8:30 p.m., Boy Scouts usually meet in the gymnasium but occasionally meet in St. Benedict's Hall no more than once a month (15 to 25 people). Sacramental Preparation classes currently take place twice a year in the fall and the spring. Each class is five sessions with approximately 30 students. They meet in the evening from 7 to 8 p.m. The future plans for St. Benedict's Hall include possible before and after school care for children attending Assumption St. Bridget School. All of the current larger functions will take place in the new Parish Center.

A total of approximately 700 people attend three Sunday services each service ranging from approximately 200 to 400 people. Weekday morning services typically average around 50 people per day. This number changes when the children from the school attend the services. Larger attendance is seen during the Christmas and Easter holidays. There are approximately six holy days during the year with evening services that are not as heavily attended as the regular Sunday services. Currently weddings average seven to eight per year with attendance between 100 to 150 people with 150 people being quite large. Funerals currently average 25 to 30 per year with

attendance being between 80 to 150 people again with 150 being quite large. Large church related events that currently occur in the gymnasium include a once a year “Fish Fry” which draws between 400 and 500 people. Once or twice a year there is a “Family Movie Night” which draws approximately 100 people.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE - GENERAL PROVISIONS

Public Welfare and Injury to Property in Vicinity

General provisions for conditional uses in single family zones (SMC 23.44.018) provide that a use may be approved, conditioned or denied based upon whether it meets the specific criteria set forth for the use and also “whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.”

The following institutions according to Section 23.44.022 of the Land Use Code may be permitted as conditional uses in single-family zones: community centers, child care centers, private schools, religious facilities, public or private libraries, existing institutes for advanced study, other similar institutions. The Department recognizes the public benefit achieved by providing convenient religious facilities. The Land Use Code, as an enunciation of the city policy allows institutions in single family zones, but establishes the conditional use process as a mechanism for the screening and mitigating of likely impacts related to the uses. The fact that this institution is already established and that this expansion does not increase impacts indicates that this proposal neither constitutes a material detriment nor is injurious to property in the zone or vicinity. No additional requirements or conditions are imposed because the minor extent of this expansion will not result in the need for such measures to protect other properties.

DECISION - ADMINISTRATIVE CONDITIONAL USE

(Based on plans and information in the file):

The proposed Administrative Conditional Use to allow the expansion of an institution in a single family zone is **CONDITIONALLY GRANTED.**

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist completed on January 6, 2003 and supplemental information in the project file submitted by the applicant’s agent. The information on the checklist, supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665D) clarifies the relationship between codes, policies, and environmental review. Special policies for each element of the environment contain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations. Under such limitations/circumstances (SMC 25.05.665D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts:

The following construction related impacts are expected: temporary soil erosion, decrease in air quality due to increased dust and other suspended air particulates during demolition and construction; increased noise and vibration from construction equipment; increased traffic and parking demand from construction workers; and tracking of mud onto adjacent streets by construction vehicles. These impacts are not considered significant because they are temporary and/or minor in scope. Although not significant, some of the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide adequate mitigation for some of the identified impacts. Specifically these include: 1) Stormwater, Grading, and Drainage Control Ordinance (storm water runoff, temporary soil erosion, and site excavation); and 2) Street Use Ordinance (tracking of mud onto public streets, and obstruction of right-of-way during construction).

Construction Noise:

Some short term noise from construction activities is anticipated. Construction noise could result in periodic increases in speech interference and annoyance in the residential buildings adjacent to the site. In addition to complying with the Noise Ordinance (SMC 25.08), the applicant will be required to limit construction and grading activities to non-holiday weekdays between the hours of 7:30 a.m. and 6:30 p.m. This condition shall be required pursuant to the SEPA authority to manage noise impacts during construction (SMC 25.05.675.B).

Air Quality:

Demolition will create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by wind out of the construction area. The Street Use Ordinance requires watering the site as necessary to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA) requires that reasonable precautions be taken to avoid dust emissions. Demolition could require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality. Since the demolition activity would be of short duration, the associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

PSCAA, Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition on the site. A condition shall be added requiring the applicant to submit to DCLU a copy of the PSCAA demolition permit prior to issuance of

master use and/or demolition permit. The condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts, SMC 25.05.675.A, B and F.

Street and Sidewalks:

The Street Use Ordinance includes regulations which mitigate dust, mud, and circulation impacts. Temporary closure of the sidewalk and/or traffic lane(s) is controlled with a street use permit through the Seattle Department of Transportation. It is the City's policy to minimize or prevent adverse traffic impacts, which would undermine the ability, safety, and/or character of a neighborhood, or surrounding areas (SMC 25.05.675.R). In this case, adequate mitigation is provided by the Street Use Ordinance, which regulates and provides for accommodating pedestrian access. Therefore, additional mitigation under SEPA is not warranted.

Parking:

During construction, parking demand will increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities. A condition will be added to the end of this document requiring that parking of construction vehicles utilize the existing parking on site whenever possible.

Construction Traffic:

Existing city code requires truck activities to use arterial streets to every extent possible. The proposal site is fronted on all four sides by streets; however, trucks must travel near and through residential neighborhoods. Due to the location and access to the site, grading trucks will likely travel along N.E. 65th to the north, 32nd Avenue N.E. to the west and 32nd Avenue N.E. to the east. N.E. 65th street abutting the site to the north is developed with a mix of multifamily, single family residences and neighborhood commercial uses. N.E. 62nd Street and 32nd and 33rd Avenues N.E. are developed with mostly single family residences. A convent accessory to the Church is located on the northwest corner of 33rd Avenue N.E. and N.E. 62nd Street.

City code provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded uncovered trucks, which minimize the amount of spilled material and dust from the truck bed enroute to or from a site. Existing city codes and ordinances ensure that impacts from the proposed grading will be reduced or eliminated and no further conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

Long-term Impacts:

Long term or use related impacts are also anticipated from the proposal and include: increased light and glare; increased ambient noise due to increased human activity in this area of the site and increased demand on public services and utilities. No additional traffic impact is anticipated because there is no anticipated increase in the enrollment at the school, additional staff or church membership as a result this addition. The remaining long term impacts are minor in scope will

be mitigated by compliance with city codes and ordinances; Energy Code (energy consumption); Seattle Land Use Code (required parking and landscaping, bulk and scale, light and glare); and the Stormwater, Grading and Drainage Ordinance (stormwater runoff).

Light and Glare:

The proposal site is located across the street from residentially zoned properties along the west, south and east. The applicant will provide landscaping in the areas of the new addition, (trees and shrubs) on south and east and trees on the west side. The street trees that exist and the one new required in the right of way to the south will provide adequate screening for light and glare impacts on adjacent residences and the street respectively. The type of exterior lighting proposed meets Land Use Code requirements for shielding and orienting exterior lighting to minimize impacts on surrounding properties and is sufficient mitigation for this impact (SMC 23.05.045). No further mitigation under SEPA is warranted.

Parking:

The proposed school currently has 111* on-site parking spaces. The current project will reduce the parking by two stalls when the existing garage is demolished to accommodate the new Parish Center. According to the applicant, the existing garage is used for parking for one vehicle and storage for yard equipment. According to information submitted by the applicant, the proposed expansion is not expected to generate any additional parking demand because there will be no increase in enrollment at the school or any increase in staff or parishioners. Additional demand may be present due to the presence of caterers and musicians associated with receptions but would not be significant enough to warrant mitigation. Therefore, no conditioning pursuant to SEPA authority SMC 23.05.675.M is warranted.

*As addressed earlier in this document, the applicant will be providing additional spaces to bring the total to 115 spaces.

Traffic:

There should be little additional traffic related impacts related to this addition. The addition is intended to replace an existing assembly space (St. Benedict's Hall). No additional parish staff, school staff or student body enrollment is expected as a result of this addition. The applicant has provided a calendar of the existing events that is expected to continue, no additional activities are proposed. However, there may be a minor increase in vehicle trips associated with caterers and/or musicians. The additional traffic would be very minor and would occur outside peak traffic hours, thus is not anticipated to result in adverse impacts. Therefore, no mitigation or traffic impact under SEPA is warranted for this project.

Bulk and Scale:

The purpose of the City's adopted land use regulations is to provide for a smooth transition between industrial, commercial, and residential areas, to preserve the character of individual city neighborhoods and to reinforce natural topography by controlling the height, bulk and scale of development.

However, the City's land use regulations cannot anticipate or address all substantial adverse impacts resulting from incongruous height, bulk and scale. For example, unanticipated adverse impacts may occur when a project is located on a site with unusual topographic features or on a site which is substantially larger than the prevalent platting pattern in an area. Similarly, the mapping of the City's zoning designations cannot always provide a reasonable transition in height, bulk and scale between developments in adjacent zones.

It is the City's policy that the height, bulk and scale of development projects should be reasonably compatible with the general character of development anticipated by the goals and policies set forth in Section C of the land use element of the Seattle comprehensive plan regarding the System of Land Use Regulation, the shoreline goals and policies set forth in Section F of the land use element of the Seattle comprehensive plan, the procedures and locational criteria for shoreline environment redesignations set forth in SMC Sections 23.60.060 and 23.60.220 and the adopted land use regulations for the area in which they are located, and to provide for a reasonable transition between areas of less intensive zoning and more intensive zoning.

The height of the proposed Parish Hall, offices and classroom building is proposed to be 35'5" to the top of the roof. The height meets the Land Use Code requirements for height pursuant to sections 23.44.012 and 23.86.006A3. Therefore, the proposed height of the school building is consistent with the development standard of SMC 23.45.050.A.

The new addition will incorporate some modulation with different façade treatments, steep roof pitches with changes in elevation and windows. Landscaping in the form of shrubs and trees will be planted along the perimeters of the building with the majority being along the south and east perimeters. The addition on the east will be directly across from the existing convent and is separated from neighboring properties across 33rd Avenue N.E. by a 60-foot right of way. With these described design features and compliance with the Land Use Code the bulk impacts should not be significant and further SEPA mitigation is not warranted.

DECISION – SEPA:

The decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) C.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2) c.

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

Prior to Issuance of the Building Permit

1. All dumpsters and other objects shall be removed from required parking spaces to allow for their use as parking.
2. Provide on the plan the location, species and size of the proposed street tree as approved by the Seattle Department of Transportation and the Land Use Planner.

Prior to Issuance of Certificate of Occupancy

3. The existing curb cut (located along N.E. 62nd Street) accessing the garage to be demolished shall be replaced with curb, sidewalk and planting strip as approved by the Seattle Department of Transportation.
4. A street tree shall be planted and maintained in the planting strip along N.E. 62nd Street as approved by the Seattle Department of Transportation and the Land Use Planner.
5. All landscaping shall be planted according to the approved plan.

For the life of the proposal

6. All activities that include amplified music may not begin prior to 9:00 a.m. Sunday through Saturday and shall be concluded by 10:00 p.m.
7. The loading and unloading of crater's and musician's equipment shall not begin prior to 9:00 a.m. Sunday through Saturday and must be completed by 10:00 p.m.
8. Maintain the landscaping and street tree as provided on the approved plan.
9. More than one large function shall not be permitted unless additional parking is provided and approved by the Land Use Planner. Functions for 100 or more attendees will be considered large functions for these purposes.
10. Any exterior trash receptacles shall be emptied weekly prevented from overflowing and shall be kept closed in order to keep odors to a minimum.

CONDITIONS – SEPA:

Prior to the Issuance of the Master Use and/or Demolition Permits:

1. The owner(s) and/or responsible party(s) shall submit a copy to DCLU of the PSCAA Demolition Permit.

During Construction:

The following conditions to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the right-of-way. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placard shall be laminated with clear plastic or other waterproofing materials, and shall remain posted on-site for the duration of the construction.

2. In order to further mitigate impacts during construction, the owner(s) and/or responsible party(s) shall limit the hours of outside construction to non-holiday weekdays from 7:30 a.m. to 6:30 p.m. The condition may be modified by the Department to permit work of an emergency nature or to allow low noise interior work after the shells of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g. installation of landscaping) after approval from the Land Use Planner.
3. Existing on-site parking shall be utilized for the parking of construction vehicles whenever possible.

Signature: _____ (signature on file) Date: July 31, 2003
Lori Swallow, Land Use Planner
Department of Design, Construction and Land Use
Land Use Division

LS:bg

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